

ORDINANCE NO. 20050728-078

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 801 OLTORF STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No. C14-04-0198, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 4, Block E, Loma Linda Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 216, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 801 Oltorf Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The maximum height of a building or structure is 18 feet from ground level.
2. The maximum height of a building or structure is one story.
3. Building coverage may not exceed 1,750 square feet of gross floor area.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 8, 2005.

PASSED AND APPROVED

_____ July 28 _____, 2005

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Will Wynn
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
Shirley A. Brown
City Clerk

